

031.0

0002

0018.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,053,400 / 1,053,400  
USE VALUE: 1,053,400 / 1,053,400  
ASSESSED: 1,053,400 / 1,053,400

Total Card / Total Parcel


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12-14		ALLEN ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	ABRAMS WILLIAM J/MARGARET J
Owner 2:	
Owner 3:	

Street 1: 135 POWDER HOUSE BLVD

Street 2:

Twn/City: SOMERVILLE

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02144		Type:

**PREVIOUS OWNER**

Owner 1:	MILLS ROBERT J & DOROTHY E -
Owner 2:	-

Street 1: 14 ALLEN ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474		Type:

**NARRATIVE DESCRIPTION**

This parcel contains .107 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2628 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4666	Sq. Ft.	Site			0	80.	1.20	1									447,985						448,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct
104							4666.000	596,200	9,200		448,000	1,053,400				21577
																GIS Ref
																GIS Ref
																Insp Date
																10/07/17

PREVIOUS ASSESSMENT								Parcel ID	031.0-0002-0018.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV	596,200	9200	4,666.	448,000	1,053,400		Year end	12/23/2021	
2021	104	FV	570,300	9200	4,666.	448,000	1,027,500		Year End Roll	12/10/2020	
2020	104	FV	570,300	9200	4,666.	448,000	1,027,500	1,027,500	Year End Roll	12/18/2019	
2019	104	FV	429,500	9300	4,666.	476,000	914,800	914,800	Year End Roll	1/3/2019	
2018	104	FV	429,500	9300	4,666.	347,200	786,000	786,000	Year End Roll	12/20/2017	
2017	104	FV	404,300	9300	4,666.	302,400	716,000	716,000	Year End Roll	1/3/2017	
2016	104	FV	404,300	9300	4,666.	257,600	671,200	671,200	Year End	1/4/2016	
2015	104	FV	362,900	9500	4,666.	252,000	624,400	624,400	Year End Roll	12/11/2014	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLS ROBERT J	37687-190		1/15/2003		595,000	No	No		
	12006-203		6/1/1971		43,000	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/9/2001	460	Alterati	10,000	O				NEW GARAGE ROOF/ST	10/7/2017	MEAS&NOTICE	HS	Hanne S
									4/22/2009	Measured	372	PATRIOT
									3/13/2003	MLS	HC	Helen Chinal
									3/15/2000	Inspected	263	PATRIOT
									2/23/2000	Measured	264	PATRIOT
									8/10/1993		AS	

Sign: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>								<b>SKETCH</b>			
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good												
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:													
(Liv) Units:	2	Total: 2		3/4 Bath:	1	Rating:	Good												
Foundation:	3 - BrickorStone			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good	1st Res Grid   Desc: Line 1   # Units 1											
Color:	YELLOW			A Kits:		Rating:													
View / Desir:				Fpl:	2	Rating:	Good												
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:													
Grade:	C - Average			<b>CONDOS INFORMATION</b>															
Year Blt:	1921	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>			
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	6	3							
Sec Int Wall:		%		Economic:			%	Additions:											
Partition:	T - Typical			Special:			%	Kitchen:											
Prim Floors:	3 - Hardwood			Override:			%	Baths:											
Sec Floors:		%		Total:		18.6	%	Plumbing:											
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ:	180.00	<b>COMPARABLE SALES</b>				Heating:									
Bsmnt Gar:				Size Adj.:	1.09948623	Rate	Parcel ID	Typ	Date	Sale Price									
Electric:	3 - Typical			Const Adj.:	0.99989998														
Insulation:	2 - Typical			Adj \$ / SQ:	197.888														
Int vs Ext:	S			Other Features:	144500														
Heat Fuel:	1 - Oil			Grade Factor:	1.00														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000														
# Heat Sys:	2			NBHD Mod:															
% Heated:	100	% AC:		LUC Factor:	1.00														
Solar HW:	NO	Central Vac:		Adj Total:	732381														
% Com Wal		% Sprinkled		Depreciation:	136223	Juris. Factor:			Before Depr:	197.89									
				Deprecated Total:	596158	Special Features:	0		Val/Su Net:	138.01									
						Final Total:	596200		Val/Su SzAd:	255.22									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 031.0-0002-0018.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	19X19	G	VG	2001	27.41	T	7.2	104			9,200		9,200		
More: N				Total Yard Items:				9,200	Total Special Features:								Total:	9,200	<b>AssessPro Patriot Properties, Inc</b>